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# DORSET PARK HOMES

**DRAFT**

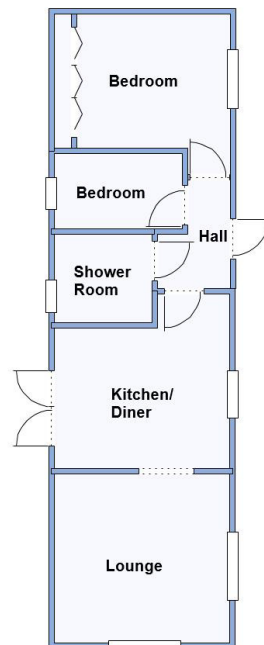
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**17 Slepe Park, Dorchester Road, Lytchett Minster, Poole. BH16 6HT**



**Quality New Park Home in Semi-Rural Location**



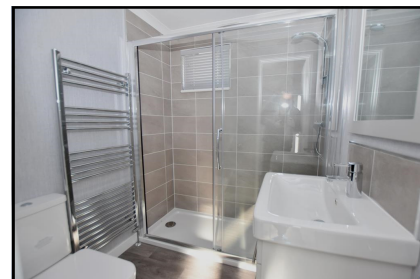
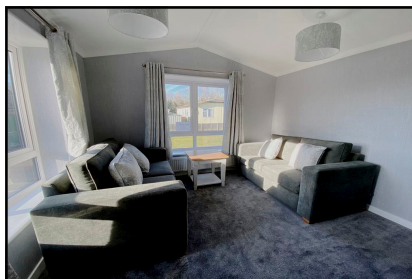
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2-Bedroom Park Home - approx 40' x 12'

Accommodation & approximate room dimensions:

- Omar 'Image' 2023
- Entrance Hall
- Lounge: approx 11' x 10'7". Feature fireplace. Vaulted ceiling.
- Kitchen/Diner: approx 11' x 11' max. Range of wall & base units. Built-in oven and hob with cooker hood over. Integrated for fridge/freezer & washing machine. Cupboard housing combination gas boiler. Double doors to side path.
- Bedroom 1: approx 11' x 8'5". Fitted wardrobes.
- Bedroom 2: approx 8'1" x 4'9". Fitted wardrobe.
- Shower Room: Walk in shower with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Parking on Plot for 1 car
- Small Patio Garden. Metal Shed
- Age Restriction 50+ No pets.
- Small, family owned, Residential Park in Semi-Rural Location with easy access to Poole.

## Stylish Interior—Fully furnished



**Price: £150,000**

**Pitch Fee: approx £204.95 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04681

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

